



City of Tukwila

Allan Ekberg, Mayor

INFORMATIONAL MEMORANDUM

TO: Community Affairs and Parks
CC: Mayor Ekberg
FROM: Jack Pace, DCD Director
BY: Laura Benjamin, Assistant Planner
DATE: June 27, 2016
SUBJECT: Housing Work Plan

ISSUE

Briefing on the Housing in Tukwila – Current & Potential Efforts matrix and review of the 2016, 2017, and 2018 housing work plans.

BACKGROUND

Tukwila's Comprehensive Plan includes a Housing Element which provides policy direction for housing efforts over the next 20 years. This element was updated in 2015 as part of the larger Comprehensive Plan update. The Housing Element includes policies ranging from affordability to housing condition.

The Community Affairs and Parks Committee was briefed on the Housing in Tukwila – Current & Potential Efforts matrix at the April 25, 2016 committee meeting. The matrix provides a summary of current and potential housing efforts, including governmental programs and funding at the city, county, state, and federal level, as well as community development and non-profit initiatives.

DISCUSSION

The Housing in Tukwila – Current and Potential Efforts matrix (Attachment A) has been updated to denote potential work plan items for 2016, 2017, and 2018. Work plan items are noted with a highlighted column on the right. A summary of the proposed work plan items is included below. The attached matrix provides more information on each item.

Staff recommends addressing residential lot sizes in 2017 as the 2016 work plan for both DCD and the City as a whole is at capacity with focus on the potential public safety bond. If the committee wishes to take action on small lots sooner, there is the option to change the lot size variance application, which is currently a Type 3 decision made by the Hearing Examiner, to a Type 2 decision made administratively. This would decrease the time and cost associated with the variance and allow more flexibility for property owners wishing to develop smaller lots, while still mitigating the potential negative impacts of small lot development. A Zoning Code update could then take place beginning in 2017.

2016

- Riverton Compact Homes – Row 1a
- Recreation Space – Row 2d
- Pest Inspection – Row 2e
- Re-evaluate Registration of Vacant Homes in Tukwila– Row 2g
- Utility Shutoff Prevention/Utility Re-Enablement – Row 3b
- Multi-Family Property Tax Exemption – Row 3c

INFORMATIONAL MEMO

Page 2

- TIB Multi-Family Redevelopment – Row 3e

2017

- Residential Lot Sizes – Row 1c
- Residential Infill Standards – Row 1d

2018

- Accessory Dwelling Units (ADUs) – Row 1i

RECOMMENDATION

Discuss and provide direction on the potential items for the 2016, 2017, and 2018 work plans.

ATTACHMENTS

- A. Housing in Tukwila – Current & Potential Efforts Matrix

Housing in Tukwila – Current & Potential Efforts

CITY OF TUKWILA



Attachment A

1. HOUSING TYPE/OPTION				Description/Comment	Sponsor/Organizer	Eligibility/Qualifications	Status in City	Requires Policy/Code/Budget Change
Row	Focus Area	Program						
2016	Housing Type/Options	Riverton Compact Homes		Proposed development of 34 owner occupied compact single-family homes (900-1800 sf) with community gardening and recreation space on the Riverton United Methodist Church property.	City of Tukwila/ Homestead Community Land Trust	Home price and income restrictions determined by Homestead Community Land Trust	Development agreement in 2016, entitlements in 2017, construction in 2018	Development agreement and/or code update, supported by Comp Plan
1a				Timing dependent on Homestead's ability to secure financing.				
1b	Housing Type/Options	Senior Housing		Incentivize development of senior housing. Current projects: Tukwila Village, Quail Ridge	City of Tukwila	Age and income restrictions	Ongoing	Current code allows higher density for senior housing up to 60 dwelling units per acre
1c	Housing Type/Options	Residential Lot Sizes		Target specific areas for lot size reductions, like in Allentown from 6500 sf to 6000 sf with additional development standards	City of Tukwila		Further Research Required if Decide to Move Forward	Code change
2017	Housing Type/Options	Residential Infill Standards		Tied to residential lot sizes, develop design standards for single-family homes on smaller lots to mitigate the potential negative impacts of smaller lot development	City of Tukwila		Further Research Required if Decide to Move Forward	Code change, supported by Comp Plan
1d	Housing Type/Options	Incentivize Redevelopment		Allow redevelopment at higher density; Enable tear down of older non-conforming multifamily properties in target areas such as TIB District/near LINK station	City of Tukwila		Further Research Required if Decide to Move Forward	Code change, supported by Comp Plan
1e	Housing Type/Options				City of Tukwila		Further Research Required if Decide to Move Forward	
1f	Housing Type/Options	Modular Homes		PODs – Prefabricated assessable dwelling units pre-approved by Tukwila DCD for placement on residential property	City of Tukwila		Further Research Required if Decide to Move Forward	Code change to allow in residential areas
1g	Housing Type/Options	Demolition Tax-Exemption		No tax charge for demolition of low-grade properties	City of Tukwila		Further Research Required if Decide to Move Forward	Code change to allow in residential areas
2018	Housing Type/Options	Accessory Dwelling Units (ADUs)		The City currently permits attached ADUs (granny flats). Detached (backyard cottages, guest homes) are gaining popularity and provide an option for residents to downsize and rent the primary home for additional income. Develop an amnesty program for existing illegal/non-conforming detached ADUs.	City of Tukwila	Attached ADUs must meet minimum lot size of 7200 sf and other development criteria – TMC 18.10.030(2)	Further Research Required for Detached ADUs if Decide to Move Forward	Attached ADUs allowed, Code change for detached ADUs, supported by Comp Plan
1h	Housing Type/Options							
1i	Housing Type/Options	Rezone		Rezone undeveloped/underused parcels adjacent to existing multi-family developments	City of Tukwila		Further Research Required if Decide to Move Forward	Code change and Comp Plan amendment



Housing in Tukwila – Current & Potential Efforts

CITY OF TUKWILA



2. HOUSING CONDITION				Description/Comment	Sponsor/Organizer	Eligibility/Qualifications	Status in City	Requires Policy/Code/Budget Change
Row	Focus Area	Program						
2a	Housing Condition	Rental Housing Licensing and Inspection Program	All rental units (multi-family and single-family) annual license and inspection every four years; Focus on life safety	City of Tukwila		Ongoing		
2b	Housing Condition	National Healthy Housing Standard	Code to ensure homes are healthy and safe for residents; First city to adopt the NHHS	City of Tukwila		Ongoing		
2c	Housing Condition	Minor Home Repair	Financial assistance for low-income home owners to make life safety improvements	City of Tukwila/ King County	HUD CDBG funds passed through King County	Ongoing		
2d	Housing Condition	Recreation Space	Outdoor recreation spaces at multifamily properties	City of Tukwila	Researching Issue and Options	Code requires recreation space for new developments, does not apply to existing developments including those constructed prior to annexation		
2e	Housing Condition	Pest Inspection	Annual pest inspection and certification for multi-family properties		Required for multifamily properties with 4+ units	Further Research Required if Decide to Move Forward	1 year pilot or phase in over time.	
2f	Housing Condition	Neighbor To Neighbor Program	Citizens helping others clean up their housing, partner with Habitat for low housing materials	Habitat for Humanity/ City of Tukwila		Further Research Required if Decide to Move Forward	Policy and budget – grants, supported by Comp Plan	
2g	Housing Condition	Vacant Home Registry	Require registration of vacant homes in Tukwila.	City of Tukwila		Further Research Required if Decide to Move Forward	If move forward, code and budget – general fund, or potentially revenue neutral depending on inspection fees and staffing costs	
2h	Housing Condition	Habitat for Humanity	Provided land for one low-income owner occupied home in Allentown/ Owner occupied home repairs and assistance	Habitat for Humanity /City of Tukwila		Completed/ Preliminary Discussion/ Further Research Required if Decide to Move Forward		
2i	Housing Condition	Home Repair Assistance	Nonprofit provides assistance for minor home repair in a specific neighborhood	Rebuilding Together Seattle/ City of Tukwila		Low-income home owners	Fall 2016 in the Allentown neighborhood	
2j	Housing Condition	Community Development Funding	May be used for City projects, e.g., sidewalks; HUD CDBG funds passed through King County	King County	Competitive application annually	Available		
2k	Housing Condition	501(C)3 – Federal Tax Credit	Used to renovate older multi-family dwelling units by non-profits	Federal Government		Available to Developers		
2l	Housing Condition	Green Building Codes	Green/sustainable building standards; All affordable housing projects receiving King County funds must meet higher green standards(Built Green)	City of Tukwila	I-Codes to be adopted in 2016	I-Codes to be adopted in 2016	Code change, supported by Comp Plan	
2m	Housing Condition	Parking	Lot and street design to accommodate more vehicles, focus on increased density near transit (TOD)	City of Tukwila	Further Research Required if Decide to Move Forward	Further Research Required if Decide to Move Forward	Code change	

Page 2 of 5

Version 4— 6/22/2016
 = City currently engaged in program
 =Potential work plan item



Housing in Tukwila – Current & Potential Efforts

CITY OF TUKWILA



3. AFFORDABILITY

	Row	Focus Area	Program	Description/Comment	Sponsor/Organizer	Eligibility/Qualifications	Status in City	Requires Policy/Code/Budget Change
	3a	Affordability	Utility Tax Relief	Annual rebate program for Tukwila Surface Water, Tukwila Sewer, Tukwila Water	City of Tukwila	Low Income, Seniors, Disabled	Ongoing, Administration Reviewing Current Policy	
2016	3b	Affordability	Utility Shutoff Prevention Utility Re-Enablement	Prevent utility shut off for low-income residents	City of Tukwila	Low Income, Screened by Human Services. Current budget at \$3,000	Ongoing, Looking into other models and funding sources	Research Summer 2016. Potential to include revision in Fee Resolution adoption slated for Fall 2016.
2016	3c	Affordability	Multi-Family Property Tax Exemption	Pilot program in TUC-TOD area, Washington Place is utilizing the program, however, units are not affordable for low-income residents.	City of Tukwila	Property tax exemption for specified time period for multi-family developments meeting affordability thresholds	Ongoing, Further Research Required if Decide to Expand Program	Program re-evaluation in 2016. If decide to expand program, code change to expand geographic area or income thresholds to make units affordable to low-income residents.
2016	3d	Affordability	Inclusionary Zoning	Require a specified percentage of units in a development are affordable to low-income residents. Potential options for redevelopment of mobile home parks	City of Tukwila	RCW 36.70A.540	Further Research Required if Decide to Move Forward	Policy and code change, supported by Comp Plan
2016	3e	Affordability	TIB Multifamily Redevelopment	Small scale redevelopment and density increase for 3-4 multifamily properties in the TIB District	DASH – Downtown Action to Save Housing	DASH's current properties rent to tenants at 40-50% AMI	Preliminary Discussion	May require development agreement or code change, supported by Comp Plan
	3f	Affordability	Tax Payer Assistance	Timing dependent on DASH's ability to secure financing.	King County Assessor	Reduction/deferral of property taxes	Available to Property Owners	
	3g	Affordability	Acquisition of property for long-term affordability	Boulevard at South Station, mix of market rate and Section 8 voucher eligible units	King County Housing Authority	Market rate and Section 8 eligible units	Ongoing	
	3h	Affordability	Section 8 Vouchers	258 units serving 1222 individuals	King County Housing Authority	At or below 80% AMI for family size, by lottery, waiting list of 2500	Ongoing	
	3i	Affordability	Low Income Housing Tax Credit (LIHTC)	Offers a financing option for developers	State of Washington	Competitive application based on point system	Available to Developers	
	3j			Funding for affordable housing from a variety of sources. New focus on affordable housing in TOD areas, New option to bond against King County lodging tax, does not affect City lodging taxes	King County	Competitive application	Available to Developers	





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CITY OF TUKWILA

Row	Focus Area	Program	Description/Comment	Sponsor/Organizer	Eligibility/Qualifications	Status in City	Requires Policy/Code/Budget Change
3k	Affordability	Regional Equitable TOD Fund (REDI)	Revolving loan fund for affordable housing, focused on transit-oriented development (TOD)	King County	Competitive application	Funding not yet available	
3l	Affordability	Source of Income Discrimination	Landlords cannot discriminate based on source of income, i.e., Section 8 vouchers, public assistance, etc.	City of Tukwila	Could apply to all rental housing in the city	Further Research Required if Decide to Move Forward	Policy and code change. May require general fund budget change to support staff to enforce.
3m	Affordability	Surplus Land	Policy to prioritize the use of surplus land for affordable housing development; May include income thresholds and design criteria for potential developments, Fire Station property in Allentown	City of Tukwila		Further Research Required if Decide to Move Forward	
3n	Affordability	Sub-Regional Programs	Work with housing groups to refocus advocacy efforts in the South King County sub-region; Also see SKHHP, Row 4a	King County Housing Authority		Preliminary Discussions, Further Research Required if Decide to Move Forward	
3o	Affordability	Collaborate with Non-Profits	Encourage more non-profits to focus on Tukwila – Tukwila Pantry, Low-Income Housing Institute (LIHI)	City of Tukwila/Non-Profits	Demonstrate need and City support for services provided	Further Research Required if Decide to Move Forward	
3p	Affordability	Regional Minimum Wage Increase	Higher minimum wage is a regional issue as many resident do not work in Tukwila	City of Tukwila/Other Local Jurisdictions		Further Research Required if Decide to Move Forward	
3q	Affordability	NeighborhoodLIFT	\$2500-\$7500 in down payment assistance for King County residents, \$5000-\$75000 in down payment assistance for active military, veterans, and surviving spouses	Wells Fargo	Income restrictions and must have approval for financing	Available to Residents	
3r	Affordability	Homebuyer Opportunities	Down payment assistance, foreclosure settlement, and financial counseling	Homesight	Income restrictions	Available to Residents	
3s	Affordability	Just Cause Eviction Ordinance	Landlords must follow enhanced protocol to evict tenants, such as providing written notice, longer notice timelines, and citing the reason for eviction	City of Tukwila	Could apply to all rental housing in the city	Further Research Required if Decide to Move Forward	Policy and code change. May require general fund budget change to support staff to enforce.
3t	Affordability	Land Banking	Identify publicly-owned land for affordable housing development	City of Tukwila/Other Public Institutions		Further Research Required if Decide to Move Forward	





Housing in Tukwila – Current & Potential Efforts

CITY OF TUKWILA

4. HOMELESSNESS				Description/Comment	Sponsor/Organizer	Eligibility/Qualifications	Status in City	Requires Policy/Code/Budget Change
Row	Focus Area	Program						
4a	Homelessness	South King County Housing and Homelessness Partnership (SKHHP)	Works on regional solutions to housing and homelessness; 3 year funded SKC housing planner hosted at Renton City Hall	SKC cities, other funders	Ongoing			
4b	Homelessness	Tent City	Minimal permitting to allow Tent City on private property in Tukwila if basic health and safety standards met	Tent City/ City of Tukwila	Annually, last at Riverton United Methodist Church in Q1 2016			
4c	Homelessness	Way Back Inn	Provides short term (90 day) transitional housing	Non-Profit via three City owned houses	Human Services provides operating support via competitive application	Ongoing		
4d	Homelessness	Human Services Advisory Board	Provides funding to service providers, including: <ul style="list-style-type: none"> • South Mental Health PATH Program • Auburn Youth Resources • Hospitality House • DAWN Shelter • Multi-Service Center Shelter and Transitional Housing • Tukwila School District • Riverton Park United Methodist Church • Tukwila Information and Referral Statistics • REACH Center of Hope – Day Shelter • Tukwila Community Center and City Parks • King County Mobile Medical and Dental Vans • Way Back Inn (see 4c) 	City of Tukwila	12 nonprofits and programs, ranging from domestic abuse to youth services, are funded for 2 years	Ongoing		
4e	Homelessness	Enterprise Community Partners	Develop greater understanding of Tukwila students' needs via data collection. Jonathan Houston (TSD), Keri Williams (Enterprise), Mary Fertakis (consultant). Focus on McKinney Vento – students experiencing homelessness	Tukwila School District	Report expected in Summer 2016			